

ORDINANCE

118235

AN ORDINANCE relating to historic preservation; imposing controls upon the Fir Lodge/Alki Homestead Restaurant, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of sites, improvements and objects of historical, cultural, architectural, engineering or geographic significance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on September 6, 1995, voted to approve the nomination of the Fir Lodge/Alki Homestead Restaurant at 2717 61st Avenue SW in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on October 18, 1995, the Board voted to approve the designation of the Fir Lodge/Alki Homestead Restaurant as a Landmark under SMC Chapter 25.12; and

WHEREAS, on March 20, 1996, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommended to the City Council approval of controls and incentives; Now Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DESIGNATION. The designation by the Landmarks Preservation Board of the Fir Lodge/Alki Homestead Restaurant, more particularly described as:

The South 3 feet of Lots 1-2, the South 2 1/2 feet of Lot 3, and all of Lots 5-8, Block A, of Sea Shore Add. to Alki Point, as recorded in Volume 15 of Plats, Page 28, King County, Washington.

1 grilles, fire escapes, pipes, wiring or similar
2 mechanical elements necessary for the normal operation of
3 the building. If the Historic Preservation Officer
4 disapproves such alterations, the owners may submit
revised plans and specifications to the Historic
Preservation Officer or may apply to the Board for a
Certificate of Approval for the alterations.

- 5 C. No Certificate of Approval shall be required, and any
6 changes may be permitted without further review, for any
7 in-kind maintenance or repairs of the features noted in
A, above..

8 **Section 3. INCENTIVES**

9 A. Economic incentives may be made available as set forth in
10 the Controls and Incentives Agreement between the Owner and the
11 Board, as they become available in the future.

12 B. SMC Title 23 provides for authorization of uses not
13 normally permitted in a particular zoning classification by means
14 of an administrative conditional use.

15 **Section 4.** Enforcement of this Ordinance and penalties for
16 its violation shall be as provided in Section 25.12.910 of the
17 Seattle Municipal Code.

18 **Section 5.** The Fir Lodge/Alki Homestead Restaurant and its
19 site are hereby added to the Table of Historical Landmarks
20 contained in Chapter 25.32 of the Seattle Municipal Code.

21 **Section 6.** The City Clerk is hereby directed to record this
22 ordinance with the King County Director of Records and Elections,
23 deliver two copies to the City Historic Preservation Officer, and
24 deliver one copy to the Director of the Department of Construction
25 and Land Use.

as a Landmark based upon satisfaction of the following standards of
SMC Section 25.12.350:

- C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation.
- D. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.
- E. It is an outstanding work of a designer or builder.
- F. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city;

is hereby acknowledged.

Section 2. CONTROLS. The following controls are hereby imposed on the features and characteristics of the Fir Lodge/Alki Homestead Restaurant, that were designated by the Board in the Report on Designation for preservation:

- A. Except as provided in subsection B and C, below, a Certificate of Approval must be obtained from the Landmarks Preservation Board pursuant to SMC 25.12.670 et seq., or the time for denying an application for a Certificate of Approval must have expired, before the owners may make alterations or significant changes to the entire exterior of the building, including the roof; the first floor interior, excluding the kitchen and bathrooms; and the site, excluding minor plantings (See Attachment A).
- B. If after examination of plans and specifications the Historic Preservation Officer determines that any of the following exterior alterations are consistent with the purposes of the Landmarks Preservation Ordinance, the Historic Preservation Officer may approve the alteration without need for further action by the Board: the addition or elimination of ducts, conduits, HVAC vents,

